

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
403, 407, 419, 423, 545, 547, 553, 560, 569, 571  
573, 612, 623, 627, 663, 692, 696 MASSACHUSETTS  
AVENUE; 30, 32 GREENWICH PARK; 139 PEMBROKE STREET;  
506 COLUMBUS AVENUE; 127 WEST CONCORD STREET; 115,  
213 WEST NEWTON STREET; 32, 57, 84 WORCESTER STREET;  
96 WEST SPRINGFIELD STREET; 24 EAST SPRINGFIELD  
STREET; 5 BRADDOCK PARK; 23 WELLINGTON STREET; 478  
SHAWMUT AVENUE; AND 29 RUTLAND STREET  
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of the urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Tenants' Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of the above-captioned properties in the South End Urban Renewal Area;

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Tenants' Development Corporation be and hereby is tentatively designated as redeveloper of 403, 407, 419, 423, 545, 547, 553, 560, 569, 571, 573, 612, 623, 627, 663, 692, 696 Massachusetts Avenue; 30, 32 Greenwich Park; 139 Pembroke Street; 506 Columbus Avenue; 127 West Concord Street; 115, 213 W. Newton Street; 32, 57, 84 Worcester Street; 96 West Springfield Street; 24 East Springfield Street; 5 Braddock Park; 23 Wellington Street; 478 Shawmut Avenue; and 29 Rutland Street in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approval required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds; and
  - (ii) Evidence of firm financial commitments from banks or other lending institutions; and



- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed construction and rental schedules.

2. That disposal of the above-captioned properties by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that Tenants' Development Corporation possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure. (Federal Form H-6004)

MEMORANDUM

December 16, 1971

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: Tentative Designation of Developer  
Disposition of 33 existing buildings located at 403, 407, 419, 423, 545, 547, 553, 560, 571, 573, 612, 623, 627, 663 692, 696 Massachusetts Avenue; 30, 32 Greenwich Park; 139 Pembroke Street; 506 Columbus Avenue; 127 West Concord Street; 115, 213 West Newton Street; 32, 57, 84 Worcester Street; 96 West Springfield Street; 24 East Springfield Street; 5 Braddock Park; 23 Wellington Street; 478 Shawmut Avenue; and 29 Rutland Street  
South End Urban Renewal Area  
Project No. Mass. R-56

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SUMMARY: This memorandum requests that the Tenants' Development Corporation be tentatively designated as the redeveloper for the above-captioned properties in the South End Urban Renewal Area.

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Pursuant to a Board authorization on December 12, 1968, the Authority began acquiring property in the South End project area which was voluntarily offered for sale to the BRA by absentee owners. It was the objective of this program to dispose of up to one hundred properties (if these properties were offered by owners) to a local tenant organization (South End Tenants' Council), and through the various Federal subsidy programs to rehabilitate these properties for the existing tenancy.

The Tenants' Development Corporation (TDC) evolved from the South End Tenants' Council and was organized for the purpose of acting as the developer of these properties. On August 13, 1970, TDC received final designation as the redeveloper for the first rehabilitation package, containing 100 units in 20 buildings and financed under the FHA's Section 236 Program in the amount of \$1,743,000.

The first rehabilitation package is now nearing completion of construction. To date, fourteen of the twenty buildings containing 68 of the 100 units have become available for occupancy. The remaining buildings should be completed in the very near future. Of those units presently available for occupancy, 48 or 71% are presently occupied. The manager, Mr. Austin D. Vest, anticipates that full occupancy will be reached well in advance of final closing, now scheduled for March 1972.

TDC is now seeking Tentative Designation as redeveloper for



their second rehabilitation package, containing the above-captioned 33 buildings.

### The Project

TDC's proposal calls for the complete rehabilitation of these 33 buildings, creating about 190 apartments for low and moderate income persons at an approximate cost of \$20,000 per apartment, or a total project cost of about \$3,800,000. The preliminary units mix includes 31 efficiencies, 59 one bedrooms, 75 two bedrooms, 16 three bedrooms, and 8 four bedrooms.

The principals of TDC are: Mrs. Marion Dawson, President; Mrs. Mary Longley, Treasurer; and Mrs. Carolyn Williams, Clerk. Greater Boston Community Development, Inc. is the consultant for the project; Stull Associates, Inc. is the architect; Owens and Dilday are the attorneys; and Tenants' Development Corporation Management (TDCM) is the manager. The builder has not yet been selected.

### Sponsoring Entity

The owner of the Project will be a limited partnership. Tenants' Development Corporation will be the managing general partner. It is anticipated that the builder or another business entity with substantial assets will also participate as a general partner, providing certain guarantees and participating in some of the operational decisions of the partnership. The limited partners will own 95-99% of the Project but will have no control over the operation of the partnership.

### Financing

90% of direct project expenses recognized by the Department of Housing and Urban Development (HUD) will be mortgaged under Section 236 of the National Housing Act, a program insuring and subsidizing mortgage payments for low and moderate income housing projects. All funds required prior to initial closing will be provided by TDC.

TDC feels that it is imperative that an application for Section 236 financing be submitted before the end of the year and that this application will require tentative designation. The Authority staff feels that the sooner processing can begin, the quicker these buildings can be rehabilitated, thus halting further deterioration of the properties.

It is therefore recommended that the Authority tentatively designate the Tenants' Development Corporation as the Redeveloper for 403, 407, 419, 423, 545, 547, 553, 560, 569, 571, 573, 612, 623, 627, 663, 692, 696 Massachusetts Avenue; 30, 32 Greenwich Park; 139 Pembroke Street; 506 Columbus Avenue; 127 West Concord Street; 115, 213 West Newton Street; 32, 57, 84 Worcester Street; 96 West Springfield Street; 24 East Springfield Street; 5 Braddock Park; 23 Wellington Street; 478 Shawmut Avenue; and 29 Rutland Street in the South End Urban Renewal Area.

An appropriate Resolution is attached.

